

THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THROUGH 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED FOR USE BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1998. IT IS A ZONING LOCATION SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS "A - 2" AND IS INTENDED TO DEPICT OR NOTE THE POSITION OF EXISTING OR PROPOSED IMPROVEMENTS WITH RESPECT TO APPLICABLE MUNICIPAL SETBACK REQUIREMENTS IN ORDER TO ENABLE DETERMINATION OF COMPLIANCE WITH SAID REGULATIONS.

THIS SURVEY WAS PREPARED FOR A SPECIFIC PURPOSE. ANY USE OTHER THAN FOR THAT WHICH WAS INTENDED IS A MISUSE OF THIS INFORMATION AND RENDES THE PREPAREY'S DECLARATION NULL AND VOID.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS MAP RENDERS THE PREPAREY'S DECLARATION NULL AND VOID.

DISTANCES NOTED +/- FROM BUILDINGS TO PROPERTY LINES ARE FOR REFERENCE. PURPOSES ONLY AND ARE NOT TO BE USED TO ESTABLISH PROPERTY BOUNDARIES.

UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT DEPICTED HEREON.

THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPOSE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

PRIOR TO EXCAVATION THE EXACT LOCATION OF THE UTILITIES SHOULD BE CONFIRMED WITH "CALL BEFORE YOU DIG" 1-800-922-4455 AND/OR THE RESPECTIVE UTILITY COMPANIES.

PROPERTY IS LOCATED IN A "CBD-CB" (CENTRAL BUSINESS DISTRICT - CORBIN SUBAREA) ZONE.

REFER TO MAP NO. 651,1412,1524,1585,1604,1680,1700,1907,1973,1996,2081,2211,2253,2275,2499,3112,3246,3306,3578,5028,3069 AND 4170 OF THE DARIEN LAND RECORDS.

REFER TO PROPERTY SURVEY - 1086 BOSTON POST ROAD - PREPARED FOR BAYWATER 1086 BPR, LLC - DARIEN CONNECTICUT DATED NOVEMBER 4, 2008 PREPARED BY WILLIAM W. SEYMOUR & ASSOCIATES, P.C.

REFER TO ZONING LOCATION SURVEY - #10 & #30 CORBIN DRIVE - PREPARED FOR BAYWATER 10 CORBIN LLC AND BAYWATER 30 CORBIN, LLC - DARIEN CONNECTICUT DATED FEBRUARY 27, 2008 AND REVISED MAY 25, 2007 PREPARED BY WILLIAM W. SEYMOUR & ASSOCIATES, P.C.

REFER TO PROPERTY SURVEY - 1082 BOSTON POST ROAD - PREPARED FOR BAYWATER 1082 BPR, LLC - DARIEN CONNECTICUT DATED NOVEMBER 24, 2009 PREPARED BY WILLIAM W. SEYMOUR & ASSOCIATES, P.C.

REFER TO PROPERTY SURVEY - PREPARED FOR - BAYWATER 1086 BPR, LLC - 1074 BOSTON POST ROAD - DARIEN CONNECTICUT DATED APRIL 21, 2010, REVISED TO APRIL 27, 2010 PREPARED BY WILLIAM W. SEYMOUR & ASSOCIATES, P.C.

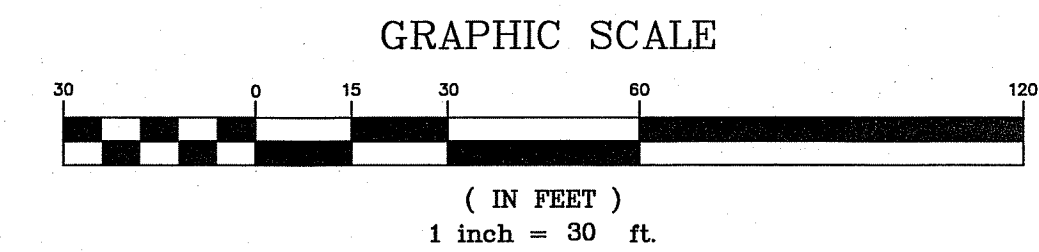
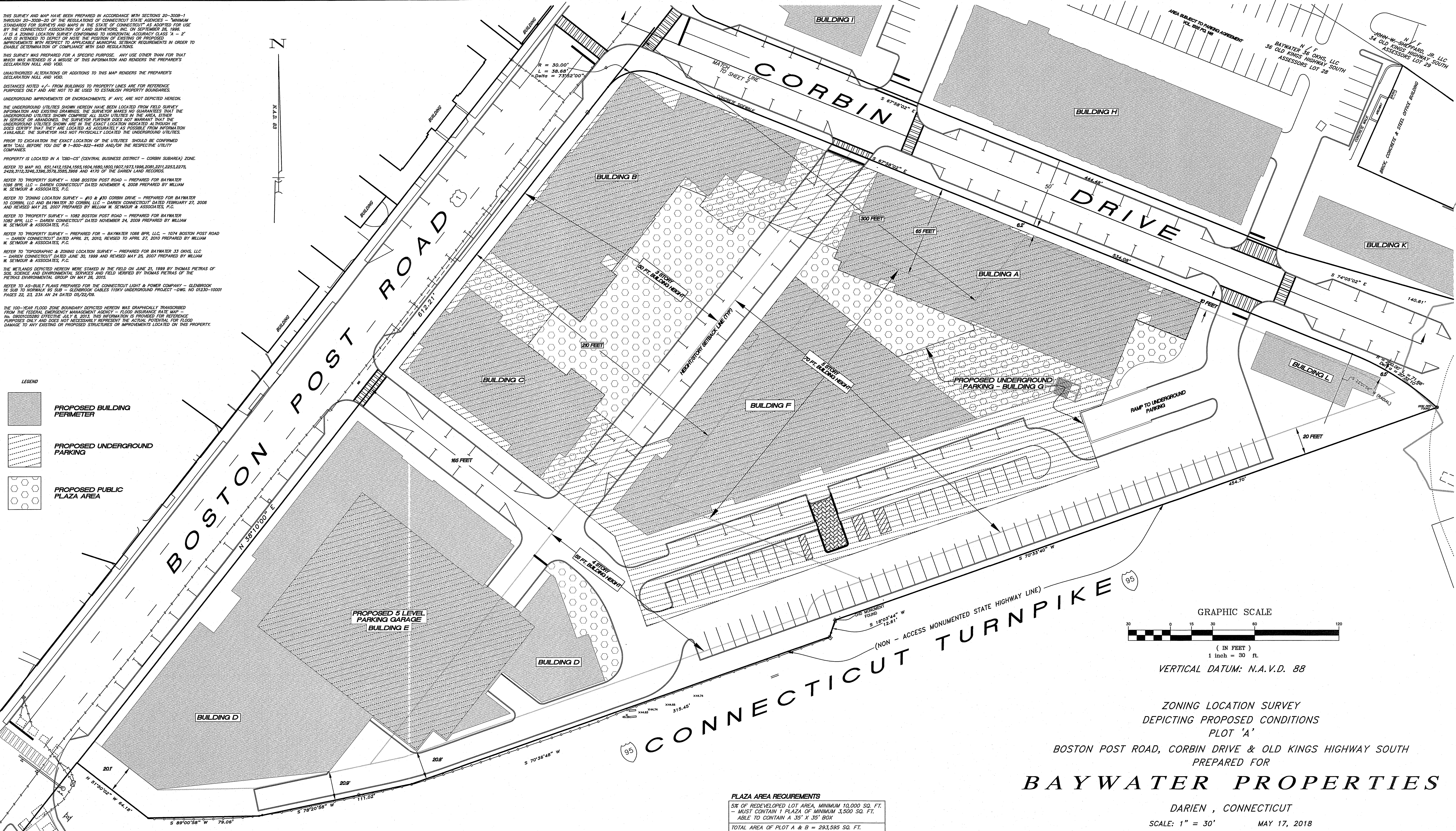
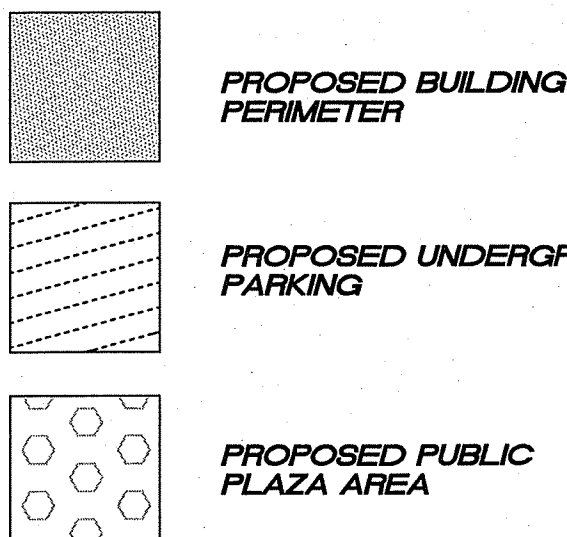
REFER TO TOPOGRAPHIC & ZONING LOCATION SURVEY - PREPARED FOR BAYWATER 33 OAKS, LLC - DARIEN CONNECTICUT DATED JUNE 30, 1999 AND REVISED MAY 25, 2007 PREPARED BY WILLIAM W. SEYMOUR & ASSOCIATES, P.C.

THE WETLANDS DEPICTED HEREON WERE STAKED IN THE FIELD ON JUNE 21, 1999 BY THOMAS PIETRAS OF SOIL SCIENCE AND ENVIRONMENTAL SERVICES AND FIELD VERIFIED BY THOMAS PIETRAS OF THE PIETRAS ENVIRONMENTAL GROUP ON MAY 26, 2015.

REFER TO AS-BUILT PLANS PREPARED FOR THE CONNECTICUT LIGHT & POWER COMPANY - GLENBROOK 11 SUB TO NORWALK 33 SUB - GLENBROOK CHARLES 115KV UNDERGROUND PROJECT - DWG. NO 01230-10001 PAGES 22, 23, 23A, 24 DATED 05/22/09.

THE 100-YEAR FLOOD ZONE BOUNDARY DEPICTED HEREON WAS GRAPHICALLY TRANSFERRED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY - FLOOD INSURANCE RATE MAP NO. 0800100280 EFFECTIVE JULY 8, 2013. THIS INFORMATION IS PROVIDED FOR REFERENCE PURPOSES ONLY AND DOES NOT NECESSARILY REPRESENT THE ACTUAL POTENTIAL FLOOD DAMAGE TO ANY EXISTING OR PROPOSED STRUCTURES OR IMPROVEMENTS LOCATED ON THIS PROPERTY.

LEGEND



VERTICAL DATUM: N.A.V.D. 88

ZONING LOCATION SURVEY
DEPICTING PROPOSED CONDITIONS
PLOT 'A'

BOSTON POST ROAD, CORBIN DRIVE & OLD KINGS HIGHWAY SOUTH
PREPARED FOR

BAYWATER PROPERTIES

DARIEN, CONNECTICUT

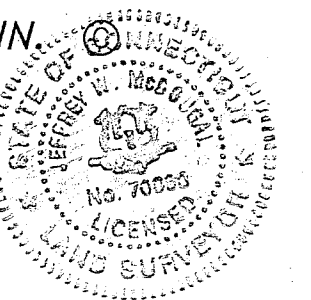
SCALE: 1" = 30' MAY 17, 2018

WILLIAM W. SEYMOUR & ASSOCIATES, P.C.

LAND SURVEYORS ~ ZONING & LAND USE CONSULTANTS
170 NOROTON AVENUE ~ 203-655-3331 ~ DARIEN, CONN.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS
SUBSTANTIALLY CORRECT AS NOTED HEREON.
PREPARED TO CLASS "A - 2" STANDARDS

Jeffrey W. McLaughlin CT PLS NO. 70090



ZONING REGULATIONS	CBD-CORBIN SUBAREA	PROPOSED PLOT A
MINIMUM SITE AREA	3 ACRES - 130,380 S.F.	5,464.74 ACRES/239,041± SQ. FT.
MINIMUM LOT WIDTH	NONE	511.71' @ PROPOSED BLDG.
MINIMUM LOT FRONTAGE	750 FEET	1,256.65 FT.
MINIMUM LOT DEPTH	NONE	88.8 FT. @ PROPOSED BLDG.
MINIMUM FRONT YARD	NONE	0.0 FT.
MINIMUM SIDE YARD	NONE	0.0 FT.
MINIMUM REAR YARD	4' STANDARD/20' SERVICE	20.0 FT.
MAXIMUM HEIGHT IN STORIES	SEE HEIGHT/SETBACK CHART	5 STORIES
MAXIMUM HEIGHT IN FEET	SEE HEIGHT/SETBACK CHART	70 FT.
MAXIMUM BUILDING COVERAGE	NONE	0.0 FT.
MINIMUM FRONT LANDSCAPE DEPTH	NONE	0.0 FT.
MAXIMUM DEVELOPED SITE AREA	NONE	
MAXIMUM FLOOR AREA OF DWELLING UNITS	3,000 SQ. FT.	
PUBLIC PLAZA PROVIDED	5% OF REDEVELOPMENT AREA MINIMUM 10,000 SQ. FT.	27,933 SQ. FT.

PLAZA AREA REQUIREMENTS
5% OF REDEVELOPED LOT AREA, MINIMUM 10,000 SQ. FT. - MUST CONTAIN 1 PLAZA OF MINIMUM 3,500 SQ. FT. ABLE TO CONTAIN A 35' X 35' BOX
TOTAL AREA OF PLOT A & B = 293,595 SQ. FT.
REQUIRED PLAZA AREA = 14,680 SQ. FT.
PLAZA AREA PROVIDED = 27,933 SQ. FT.

HEIGHT/SETBACK CHART	SETBACK FROM BOSTON POST ROAD	SETBACK FROM CORBIN DRIVE	SETBACK FROM INTERSTATE 95
MAXIMUM BUILDING HEIGHT IN STORIES & FEET			
3 STORIES/50 FEET	NONE	NONE	20 FEET
4 STORIES/55 FEET	155 FEET	NONE	20 FEET
5 STORIES/70 FEET	210 FEET IN PART AND 300 FEET IN PART SEE NOTE 1	10 FEET IN PART AND 65 FEET IN PART SEE NOTES 1&2	20 FEET